



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
FAX (304) 284-7534 www.morgantown.com

June 14, 2013

Hartford Construction, LLC
c/o Lisa Mardis
Project Management Services, LLC.
160 Fayette Street
Morgantown, WV 26505

**RE: MNS13-13 / Hartford Construction, LLC. / 1349 College Avenue
Tax Map 21, Parcel 65**

Dear Ms. Mardis:

At their monthly meeting on Thursday, June 13, 2013, the Morgantown Planning Commission **APPROVED** the above referenced petition to subdivide the subject realty as requested.

The following conditions were included with the approval:

1. That the subdivision of the subject parcel may not create as setback encroachment for the existing principal or accessory structures nor exceed the maximum lot coverage standard for the R-1A District.
2. That the subdivision of the subject parcel may not result in frontages of less than thirty (30) feet.
3. That the petitioner submit three (3) original final plat documents, including all access/utility easements if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
4. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the conditions set forth above.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Planning Commission during this thirty-day period is at the sole financial risk of the petitioner.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving your development review and approval needs.

Respectfully,

Stacy Hollar
Executive Secretary